Karen Johnson Davidson County
Batch# 875794 DEEDQC
06/22/2022 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220622-0071144

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Lance R. Cook & Maria H. Cook 418 Southwood Dr. Nashville, TN 37217

Order Number: 91102357LA

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Maria H. Cook, and Lance R. Cook, a/k/a Lance Richard Cook, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Lance R. Cook and Maria H. Cook, Husband and Wife,** as joint tenants with rights of survivorship, whose address is 418 Southwood Dr., Nashville, TN 37217, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 100 on the Map of Glencliff Estates, Section Two, of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 120-5 /87.00
Street address of property: 418 Southwood Dr., Nashville, TN 37217

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20150604-0052310 in the Register's Office, Davidson County, Tennessee.

WHEREAS, Maria H. Cook, and Lance R. Cook, a/k/a Lance Richard Cook, held title to the property as joint tenants with right of survivorship, and not as tenants in Common with Nancy H. Hudson. The said Nancy H. Hudson, aka Nancy Lee Hudson died on January 18, 2019, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving joint tenants, Lance R. Cook and Maria H. Cook, Husband and Wife by operation of law as the surviving joint tenants.

Signed this 25th day of May, 2022.

Signature of Grantors:

Maria H. Cook

Lance R. Cook, a/k/a Lance Richard Cook

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25th day of May, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Maria H. Cook and Lance R. Cook, a/k/a Lance Richard Cook known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

IMMANUEL BELBA-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 02, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 120-5 /87.00
Street address of property: 418 Southwood Dr., Nashville, TN 37217

Oath of Consideration

**Maria H. Cook, and Lance R. Cook, a/k/a Lance Richard Cook

I or we, ** , the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 25th day of May, 2022.

Signatures of Affiant(s):

Maria H. Cook

Lance R. Cook, a/k/a Lance Richard Cook

Sworn and subscribed before me this 25th day of May, 2022.

Notary Public

IMMANUEL BELBA-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 02, 2025

Tennessee Certification of Electronic Document

I, Jacqueline Ausborn, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19, 2022 (date of document).

Jacqueline Ausborn
Affiant Signature

6/10/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 10 day of June, 2022.

Melyssa McGaughy
Notary's Signature

MELYSSA MCGAUGHY
Notary Public, State of Texas
Comm. Expires 12-02-2023
Notary ID 132268847

MY COMMISSION EXPIRES: 12-02-2023

NOTARY'S SEAL